



## #3 - 271 Chicopee Road, Predator Ridge, Vernon B.C.

\$1,649,000

Privacy, casual elegance & million dollar views over golf course & beyond. Situated high above a quiet cul-de-sac this 4510 square foot, 4 bedroom, 5 bath home custom built by Kastell Homes is truly an oasis. Wired for Control 4 automation. Wide wood plank flooring thru-out, stone fireplaces, wine room, tasting room, media room, spacious quest suite, dog washing bath in laundry, 2 car garage plus separate garage for your golf cart. The chef inspired gourmet kitchen boasts commercial grade refrigerator & 6 burner gas stove, custom cabinetry & an entertainment size granite island. Living area opens to huge outdoor deck, w/bar & BBQ then terraces down to private hut tub w/seating area. Beautifully landscaped. Strata fee of \$252.54 includes resident & common area landscape maintenance plus membership to Fitness Centre w/full length indoor pool, hot tub, steam rooms, full weight room & yoga studio. Two world class golf courses, several dining choices, a local market, miles of hiking trails. Call Bob or Lisa directly for an informed showing 250-260-3116.

Livingroom 14' x 21'6"

Diningroom 10' x 17'

Kitchen 14'6" x 17'

Sunroom/Wine Room 13'6" x 10'8"

Den 10' x 11'

Foyer 8' x 14'

Wine Cellar 8' x 10'

Master Bedroom 16' x 15'6"

Family Room 22' x 26'

Media Room 11' x 17'

Bedroom 11'8" x 15'

Bathroom Full - 4 pc 8'6" x 7'5"

Bedroom 11' x 11'6"

Bathroom Full - 5 pc 5'4" x 10'8"

Livingroom 16' x 16'

Kitchen 9'6" x 7'6"



**Bob Dohnalek**

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**Rockridge Real Estate Company  
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Ridge Golf Resort , Vernon, BC, V1H  
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Master Ensuite - 7 pc 9' x 11' 5"

Bathroom Full - 4 pc 5' 4" x 9'

Laundry 5' x 10'

Storage 5' x 10'

Eating Area 6' x 7' 6"

Bedroom 12' x 17' 6"

Ensuite - 4 pc 5' x 9'